MINUTES
PLANNING COMMISSION
APRIL 5, 2018
LAKEWOOD CITY HALL
7:00 P.M.
AUDITORIUM
(Recording is available)

The meeting was called to order at 7:00 p.m.

1. Roll Call

Members Present

Kyle Baker

Glenn Coyne, Vice Chair

William Gaydos, Chair

Monica Rossiter

Others Present

Bryce Sylvester, Director, Planning and Development

Katelyn Milius, City Planner, Secretary

Jennifer Swallow, Chief Assistant Law Director

A motion was made by Mr. Coyne, seconded by Mr. Baker to **EXCUSE** the absence of Louis McMahon Gaydos. All of the members voting yea, the motion passed.

2. Approve the Minutes of the February 22, 2018 Special Meeting

A motion was made by Mr. Baker, seconded by Ms. Rossiter to **APPROVE** the February 22, 2018 Special Meeting minutes. All of the members voting yea, the motion passed.

3. Approve the Minutes of the March 1, 2018 meeting

A motion was made by Mr. Coyne, seconded by Mr. Baker to **APPROVE** the March 1, 2018 meeting minutes. All of the members voting yea, the motion passed.

4. Opening Remarks

Ms. Milius read the Opening Remarks into record.

NEW BUSINESS CONDITIONAL USE

5. **Docket No. 04-11-18**12518 Detroit Avenue
Olympus Tattoo Studio

William Johenning, Olympus Tattoo Studio, applicant requests the review and approval for the operation of a tattoo shop, pursuant to section 1129.02 - permitted and conditional permitted uses; the property is located in a C2, Commercial and Retail district. (Page 4)

William Johenning, Olympus Tattoo Studio, applicant was present to explain the request.

Ms. Milius advised the Commission that a reference of Mr. Johenning's experience had yet to be received and asked that if approval was granted, to make receipt of the reference a condition.

In response to inquiries from the Commission, Mr. Johenning stated there was no walk-in business; if someone came to the shop, an appointment would be recommended. The business would open at noon or 1:00 p.m. and close at 8:00 or 9:00 p.m.

Public comment was closed. Ms. Milius read an e-mail into record (made part of record).

Mr. Sylvester asked about the daily volume of customers. Mr. Johenning replied he saw one to two per day. Parking was not a concern. There were no further comments from the Commission or administrative staff.

A motion was made by Mr. Baker, seconded by Ms. Rossiter to APPROVE with the following condition:

• The applicant is compliant with the code sections, including years of service and insurance requirements, and the other sections addressed in 1161.03(z).

All of the members voting yea, the motion passed.

6. Docket No. 04-12-18
13743 Madison Avenue
Addicted Coffee

Vincent Brunori, Addicted Coffee, applicant requests the review and approval of seasonal sidewalk dining, pursuant to Section 1161.03(t) - outdoor/seasonal dining facility. The proposal will be heard by the Architectural Board of Review at its April 12, 2018 meeting. The property is located in a C3, Commercial and General Business district. (Page 7)

This request was withdrawn by the applicant as he decided to have a bench instead of outdoor dining, thereby eliminating the need for Conditional Use approval (communication made part of record).

PLANNED DEVELOPMENT

7. Docket No. 04-13-18 1375, 1379 and 1391 Fry Avenue Knez Homes, Inc.

William Sanderson, Knez Homes, Inc., applicant requests the review and approval of a planned development for the construction of nine townhouse style units. The property is located in a C3, Commercial and General Business district. (Page 15)

Ms. Milius stated this hearing was for a preliminary review; there would be several meetings with the Architectural Board of Review, Planning Commission and City Council.

Hanna Cohan, Architectural Designer on the project and William Sanderson, Knez Homes, Inc., applicant were present to explain the request.

There was discussion about circulation of the parking site, snow removal, rooftop privacy, the north side open ended driveway, fencing, etc.

With the aid of the meeting's presentation, Ms. Milius defined the city's position of support to the proposed development.

Public comment was taken.

Mr. Sylvester addressed the concerns:

- There was no intent for the open ended driveway to be an access road,
- Much thought was given to the location of the driveway,
- A 70-car city-owned, unmetered parking lot was behind Value World,
- Consideration had begun to modify the parking on the west side of Fry Avenue,
- Potential owners would be advised about the outdoor patio and bar.

Mr. Sanderson said the city never owned the parcels; Knez Homes, Inc. bought them from the Rockport developers. Discussion ensued about Unit 5's ingress/egress of a vehicle.

A motion was made by Mr. Baker, seconded by Mr. Coyne to **APPROVE** the preliminary plan with the following conditions:

- Final approval of the site plan by the Fire Department.
- Reevaluate front yard setbacks creating more functional driveway (3.5' used across for Rockport across Detroit).
- Detailed plan for screening along all property lines.
- Greenspace Plan Defined (Stormwater? Trees to block sound?).
- ABR look hard at unit 5's vehicle ingress and egress & functionality of their parking.

All of the members voting yea, the motion passed.

REQUEST FOR REZONING

9. Docket No. 04-15-18 1456 and 1470 Warren Road Lakewood Board of Education

Dru Siley, Liberty Development, applicant requests the review and approval to rezone the property known as 1456 and 1470 Warren Road from C-4, Public Schools to C-3, General Business. (Page 42)

Dru Siley, Liberty Development Co., applicant was present to explain the request.

Ms. Milius stated the city supported the rezoning and noted the site was located in a C-2, Retail district. Mr. Gaydos supported the proposal. Public comment was closed. Ms. Milius read a letter of support (made part of record).

A motion was made by Mr. Baker, seconded by Mr. Gaydos to **APPROVE** Docket No. 04-15-18 for rezoning to a C-3 district. All of the members voting yea, the motion passed.

RECOMMENDATION TO DESIGNATE

8. Docket No. 04-14-18
1456 Warren Road
East Rockport Central School
Lakewood Board of Education

Dru Siley, Liberty Development, applicant presents an application and recommendation to designate the property located at 1456 Warren Road, Lakewood Board of Education, (PP# 314-04-019) as eligible to become an historic property (HP), pursuant to Chapter 1134. The property is located in a C4 - Commercial, Public School district. (Page 32)

Dru Siley, Liberty Development Co., applicant was present to explain the request.

Ms. Milius stated the request was based on factors in section 1134.03. The city's required form for designation was completed by the applicant and submitted at the meeting (made part of record).

The Commission asked about the prior changes to the roof on 1456 Warren Road. Mr. Siley stated it was not a restoration project, but one for adaptive re-use while retaining the façade. Public comment was taken.

A motion was made by Mr. Gaydos, seconded by Mr. Baker to **APPROVE** Docket No. 04-16-18 for eligibility of historic designation per (d)(1), (d)(2) and (f)(1) of section 1134.03. All of the members voting yea, the motion passed.

COMMUNICATION

10. **Docket No. 04-16-18**

Communication from Katelyn Milius, Planner Renewal of Conditional Use Permit for Delivery Hours

The following received approval for renewal of Conditional Use permit for delivery hours until 3:00 A.M. through administrative review by the Department of Planning and Development:

18508 Detroit Avenue; Insomnia Cookies.

Approval of a Conditional Use permit was granted by the Planning Commission at its October 5, 2017 meeting with the stipulation there was a six-month administrative review. (Page 54)

Ms. Milius delivered the communication. There were no incidents as a result of the extended of business as per the Police CAD report. The business was approved administratively for renewal of conditional use.

A motion was made by Mr. Baker seconded by Mr. Coyne to **RECEIVE AND FILE** the communication. All of the members voting yea, the motion passed.

COMMUNICATION

11 Docket No. 04-17-18

Communication from Katelyn Milius, Planner Renewal of Conditional Use Permit for Outdoor Seasonal Dining

The following received approval of the annual renewal of Conditional Use permit for the year of 2018 through administrative review by the Department of Planning and Development:

- 11904-08 Detroit Avenue; Five O'Clock Lounge,
- 12401 Detroit Avenue; Peppers Italian Restaurant,
- 13601 Detroit Avenue; O'Toole's Pub & Restaurant,
- 14013 Detroit Avenue; GetGo,
- 14018 Detroit Avenue; Winking Lizard (two front patios; SE and SW),
- 14018 Detroit Avenue; Lizardville,
- 14600 Detroit Avenue; Forage Public House,
- 14718 Detroit Avenue; Melt Bar & Grilled,
- 14900 Detroit Avenue; Rozi's Wine House,
- 15008 Detroit Avenue; Yogurt Treats, LLC ("menchie's"),
- 15012 Detroit Avenue; 16-Bit + Arcade,
- 15326 Detroit Avenue; Voodoo Tuna,
- 15400 Detroit Avenue; Humble Wine Bar,
- 15605-07 1/2 Detroit Avenue; Merry Arts Pub + Grille,
- 16512 Detroit Avenue; Cozumel Mexican Restaurant,
- 16934 Detroit Avenue; Midtown Booths,
- 17103 Detroit Avenue; Game On Lakewood,
- 17625 Detroit Avenue; Salt+
- 18405 Detroit Avenue; India Garden Bar & Restaurant,
- 18616-18622 Detroit Avenue; Around the Corner,
- 12700 Lake Avenue; Pier W Restaurant,
- 11926 Madison Avenue; The Flying Rib,
- 12112 Madison Avenue; The Winchester,
- 12906 Madison Avenue; Barroco (rear patio and sidewalk dining),
- 13362 Madison Avenue; Woodstock aka Trio's,
- 13368 Madison Avenue; The Bottlehouse Brewery,

- 13603 Madison Avenue; YUZU,
- 13715 Madison Avenue; Angelo's Pizza,
- 14224 Madison Avenue; El Tango Taqueria,
- 14810 Madison Avenue; The Red Rose Café,
- 15314 Madison Avenue; Mars Bar,
- 15527-33 Madison Avenue; Barrio's Lakewood aka Tres Amigos,
- 17014 Madison Avenue; Mullen's of Madison,
- 1332 West 117th Street; Dianna's Restaurant,
- 1528 West 117th Street; Dunkin' Donuts.

(Page 55)

Ms. Milius delivered the communication. Police CAD reports had been reviewed and there were no issued of noise relating to the patios. All were approved administratively for renewal of conditional use.

A motion was made by Mr. Gaydos, seconded by Mr. Baker to **RECEIVE AND FILE** the communication. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Baker, seconded by Mr. Coyne to **ADJOURN** the meeting at 8:30 p.m. All of the members voting yea, the motion passed.

Signature (on behalf of the Chair)

5/3/2018 Date





<u>Oath</u>

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:	SIGN NAME:
1. Bill Johenning	Al for
2 Bill Sanglerson	
3. Hanna Golgan	
4. Origila Linuis	Ronch
5. Dry Saley	DHE
6. <u>R</u> (844)	t flotte
. Green Palumbo	
8. Dear Direll	An Dell
9	
10	
11	
Prepared by: 'The City of Lakewood Law Department FORCITY USE (
Lakewood Administrative Procedure: ABR/BBS Citize Tax Appeals Loan Approval Nuisance Abatement Appea	ens Advisory 🗆 Civil Svc. 🗆 Dangerous Dog 🚨 Income
Date of Proceeding: Thursday, April	5,2018

From:

Jackie Staple <jcs34case@gmail.com>

Sent:

Thursday, March 29, 2018 12:34 PM

To:

Planning Dept

Subject:

Docket No. 04-11-18, 12518 Detroit Avenue

Planning Commission:

I write in response to a notice I received today related to Docket No. 04-11-18, the opening of a tattoo studio at 12518 Detroit Avenue. As a neighboring property owner, I vehemently OPPOSE Mr. Johenning's application to operate a tattoo shop at this address for reasons including the below:

- 1. My husband and I are both high-income professionals (attorneys). We do not wish to live in a neighborhood with a tattoo parlor and do not wish to have adverse property value affects. While this specific property may be zoned commercial, the bulk of the surrounding properties are residential. The property is nestled amongst single family homes, townhomes, and apartment buildings. Families should not have to be burdened by living near a tattoo parlor with its associated clientele and health concerns (e.g., needle disposal and associated bloodborne diseases). There are numerous young children who live on our portion of Lakewood Avenue alone, not to mention all of the children who will walk by on their way to school at Garfield Middle.
- 2. The City of Lakewood has made efforts to transform this neighborhood. The recent Ryan Homes townhome development along Detroit Road has attracted a higher income, professional demographic to the neighborhood. Also, existing townhomes of a higher property value line Detroit Road. A tattoo parlor does not fit within this population demographic, property values, or the City's efforts to clean up this neighborhood.
- 3. This address is in a higher crime area of Lakewood. Adding a tattoo parlor will not be helpful in reducing crime rates in the area. Research studies are replete with findings that body art corresponds with higher rates of deviant behavior. See, for example, http://postpresby.org/Audio%20Sermon%20Files/2009/Body%20Art%20Deviance%20FPC%20FC C.pdf.
- 4. The building in which this address is located is already not well-maintained. A tattoo parlor is not likely to be the type of business to encourage building rehabilitation.
- 5. There is at least one tattoo parol in the City of Cleveland limits within a little over one mile (the intersection of Detroit and Madison). There simply is no need for another in such close proximity, and in an area that is primarily residential.
- 6. There are many other businesses that would make appropriate tenants for this property, especially given the increase in the number of residential properties in this area with the Rockport Square development (e.g., gastropub, diner, coffeeshop, professional services).

Thank you for your consideration. Again, I OPPOSE this use of 12518 Detroit Avenue. Please feel free to contact me with any questions.

Sincerely,

Attorney Jackie Staple

From:

Milius, Katelyn

Sent:

Wednesday, April 4, 2018 10:54 AM

To: Cc: Jeannie Brunori Schwarz, Johanna

Subject:

RE: Planning Commission Application Review

Thank you. We will get this processed.

Katelyn

From: Jeannie Brunori [mailto:addicted44107@gmail.com]

Sent: Wednesday, April 4, 2018 10:48 AM

To: Milius, Katelyn

Subject: Re: Planning Commission Application Review

You can have it mailed to 2066 Bunts Rd.

Thank you

On Wed, Apr 4, 2018 at 10:46 AM, Milius, Katelyn < Katelyn. Milius@lakewoodoh.net > wrote:

Hi Vincent,

Thank you for calling me back this morning. As discussed, a bench would be an easier option to provide seating without having to go through the outdoor dining process, and does not have to go through ABR. Alex (secretary to ABR) is CC'ed on this to keep him in the loop on this conversation.

Per our conversation:

- The city does not require liability insurance for a bench (although it is good to have).
- We can reimburse your payment when we receive confirmation of your application withdrawal. This will be in the form of a check that can be mailed to you at the address you provided on the application, or if you would prefer to pick it up we can hold it here for you.

Please let me know if you have any other questions.

Have a great day.

From:

Jeff Tomsic < jttomsic26@yahoo.com>

Sent:

Sunday, April 1, 2018 10:57 AM

To:

Planning Dept

Subject:

Addicted Coffee

The request for a seasonal sidewalk should be approved. It would help their business and be a nice addition to the neighborhood.

Jeff Tomsic 2031 Wascana Ave

Sent from Yahoo Mail for iPhone

From:

Angelo Lauria <angelo.lauria@cox.net>

Sent:

Thursday, March 29, 2018 5:09 PM

To:

Planning Dept

Subject:

Proposed townhouses on 1375, 1379 and 1391 Fry Ave.

Dear Commission,

I am Angelo Lauria owner and occupant of the building constituting 11904, 11906 and 11908 Detroit Ave. The business that I own, The Five O'Clock Lounge, occupies the 1st floor of this building and has occupied it since 1933 when my father moved it there from across the street. The business was sold in 1964 and I purchased it back in 1987 and have run it since.

In 2007 due to the double financial hit from both the smoking ban and recession we almost ceased operations. We weathered the storm by borrowing heavily to install a large patio area and stage inside featuring live music. We became popular as a music venue with a large patio area. This patio adjoins the area of the proposed townhouses. This patio is essential to my business success.

While normally having more potential customers coming into the area should benefit a business, my recent experience with Lakewood's unrealistic noise ordinance gives me pause. By unrealistic, I mean as it pertains to a commercial district. One woman with an agenda filed enough noise complaints to end live music at my venue last year until the time that she moved. This despite thousands spent on noise proofing and no complaints from anyone else. Lakewood labelled my business a nuisance and I was ticketed and fined accordingly. You can speak to councilman O'Malley regarding this and he will verify that it amounted to institutional abuse. Obviously a potential repeat of that experience greatly concerns me. Placing 9 town homes in that small of a space would more than likely put them right against my property line adjacent to a busy and therefore noisy patio, a patio that is used until 2 A.M. Will the developers in selling the properties emphasize the nature of the area and inform potential occupants that noise comes with it or will I experience institutional abuse, round 2? Will the new town homes be built with the sound proofing necessary for their location or will a business that's been a part of Lakewood for over 85 years be sacrificed to the City's recent condo addiction?

Lakewood also seems to have a habit of getting people to approve one plan and then allowing another to be built, at least around here. The area in question was originally proposed as a parking lot adjoining the municipal lot behind Value World. Many of the 53 condos which were recently built in the area were to be retail space when Rockport was approved over a decade ago. I attended a planning meeting prior to approval of the recent 53 condos that were built. I inquired regarding the land now being proposed for these town houses and received nothing but perplexed stares and a statement that no one knew anything about it. The people staring included Mr. Sanderson, one of the developers proposing to build this.

Keep in mind that this area also holds the only green space around, a space that dog walkers frequent a great deal. Perhaps some sort of tree lined noise barrier with a small green space could be incorporated into the design.

Let me apologize if this reply seems overly negative, not to mention lengthy, but I hope you can appreciate my concerns. If the new occupants can live and let live I'll be more than happy to welcome them.

CITY OF LAKEWOOD Department of Planning and Development

HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Property Being Nominated:
Historic Name (if applicable) East Rockport Central School
Property Address 1456 Warren Road
Property Owner(s) Lakewood Board of Educations
Owner Address 1470 Warren Road
Phone 216-529-4000 Email
Private Ownership Public Ownership
Description of Property Being Nominated:
Residential (check all that apply; provide description as needed to fully communicate nomination intent) House Garage Apartment Building Associated Land Other:
of Contributing Buildings # of Non-Contributing Buildings
Commercial Office/Retail/Mixed Use Religious Institutional Associated Land Other:
of Contributing Buildings # of Non-Contributing Buildings
Historic District ☐ Residential ☐ Commercial ☐ Mixed Use ☐ # of Contributing Buildings ☐ # of Non-Contributing Buildings
Other Site Structure Object # of Contributing Resources # of Non-Contributing Resources
Verbal Boundary Description:
Nomination Prepared By:
Name Dru Siley, Liberty Development Company Date 04-03-2018
Address 28045 Ranney Parkway, Suite E
Phone 440-892-1800 Email ds@liberty-development.com

East Rockport Central School Property Name 1456 Warren Road Property Address	
Significant Dates or Periods of Construction	Architect/Builder
1879	Architect: Coburn and Barnum, Cleveland, Ohio

Narrative Statement of Significance

Explain the historic and architectural significance of the property/district to Lakewood's history. Statement can include association with events that have made a significant contribution to the broad patterns of our history; association with lives of persons significant in our past; or property that illustrates the distinctive characteristics of a type, period, or method or construction; or is noted for its craftsmanship or architectural design. Include periods of significance (i.e. 1905-1920) and specific significant dates.



Project Summary 1456 Warren Road – East Rockport Central School Nomination as a Historic Property – determination of eligibility

Liberty Development Company (LDC) was selected by the Lakewood Board of Education (BOE) through a competitive RFP process in 2017 to purchase the subject property from the Board. As part of LDC's strategy for the property, our company proposed to rehab and adaptively reuse the original East Rockport Central School Building as an office building and potentially the future home of the BOE's administrative offices. The agreement with Board establishes that at a minimum we nominate the façade of 1456 Warren Road as a Historic Property under Lakewood's Chapter 1134.

A brief history of 1456 Warren Road

Present day Lakewood began as Township 7, Range 14, of the Connecticut Western Reserve in 1805. In 1819 a small group of eighteen families living in the area of present-day Lakewood, Rocky River, and part of Cleveland's West Park neighborhood named the growing community Rockport Township.

Under the Ohio Common School Act of April 9, 1867, three schools were allotted to East Rockport, called 6, 8, and 10. With an election held in January 1871 East Rockport formed its own school district and in March of that year the first school board members were elected. These elections were said to have been held on School 6, a one-story brick building located on Warren Road.

In 1879, the building located at 1456 Warrant Road was dedicated as East Rockport Central School. Designed by the Cleveland firm of Coburn and Barnum, it was built as a cost of \$4,519 plus an extra \$42 to engrave the school's name above the central windows of the second story. It replaced a one-story building, school 6, dating from the beginnings of the East Rockport school district some ten years earlier.



1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

- (d) <u>Considerations for Nomination</u>: In considering the nomination of any area, place, building, public interior portion of a building, structure, work of art or other object in the City as an HPD or HP, the Commission shall apply the following criteria with respect to each property. One (1) or more or the following must apply:
 - (1) The character, interest or value as part of the heritage of the City, the region, State of Ohio or the United States;
 - (2) The location as a site of a significant historic event;

We feel the East Rockport Central School Building qualifies as eligible for designation as a Historic Property under Chapter 1134.03 (d) criteria 1 and 2. Additionally, under the requirements outlined in 1134.3 subsection (f)(1), provided below, we feel the subject property also meets this test to be eligible to be designated as an HP.

- (f) <u>Additional Considerations for an HP:</u> In addition to meeting at least one (1) of the criteria listed in subsection (d) above, a proposed HP must also meet the following criteria in order to be designated an HP:
 - (1) The proposed HP must have a high degree of historic integrity, without excessive loss of architectural or historic character.

East Rockport Central School	
Property Name 1458 Warren Road	
Property Address	
Historic Functions	Current Functions
(List known uses over the building's/district's history)	(List present building uses)
School, Board of Education offices	Board of Education Offices (currently vacant)

Architectural Description: Describe the historic and current appearance and condition of the property/district.

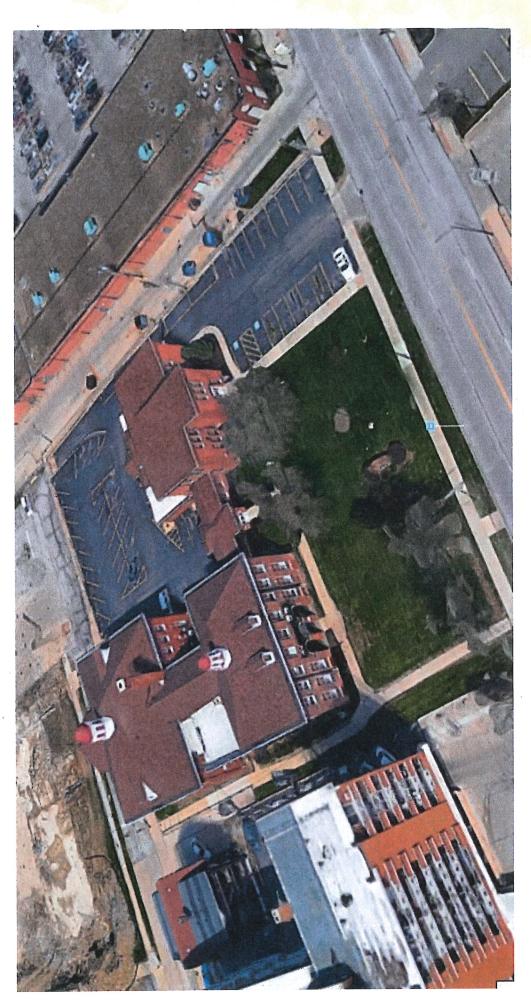
East Rockport Central School	
Property Name	
1456 Warren Road	
Property Address	
Major Bibliographical References:	
Documentation on file: Nomination on file with the C	ity of Lakewood Planning and Development Department.
Primary location of additional data:	
□ Lakewood Historical Society	
☐ Lakewood Public Library	
☐ Other	
Name of repository:	
Ribliography	

Cite the books, articles, and other sources used in preparing this form.

East Rockport Central School	
Property Name	
1456 Warren Road	
Property Address	

Additional Documentation:

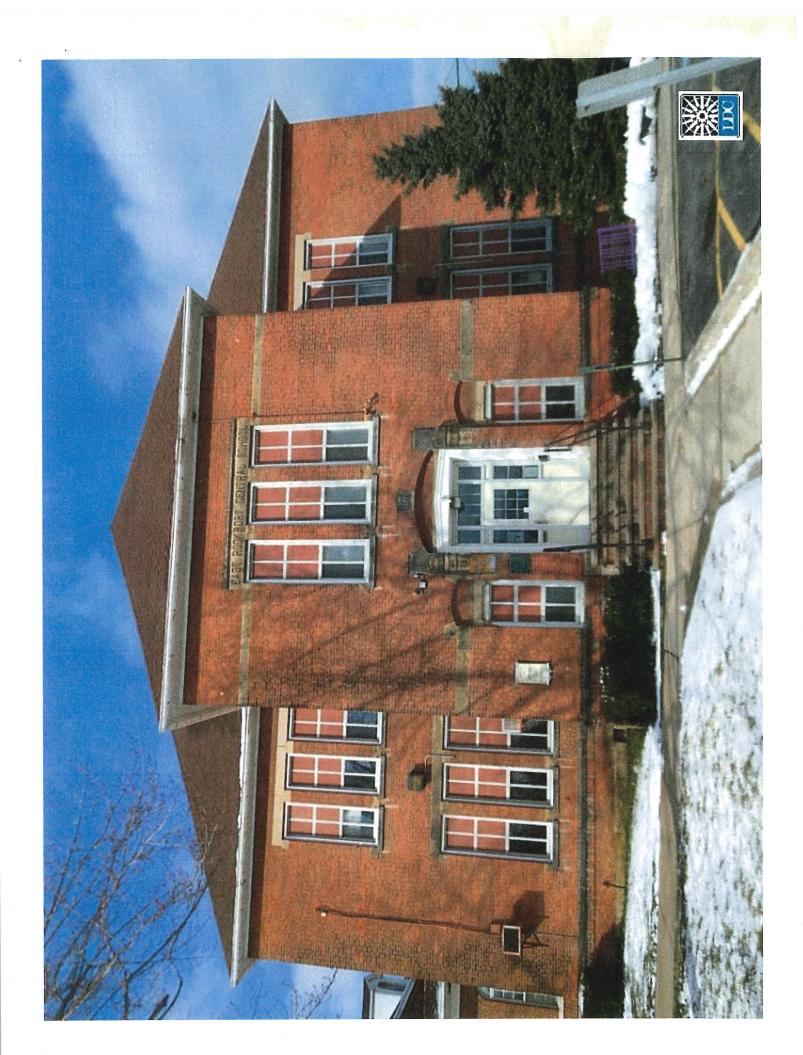
Current Photographs, Descriptions and Map/Photo Key
Site Map
Historic Photographs and Descriptions



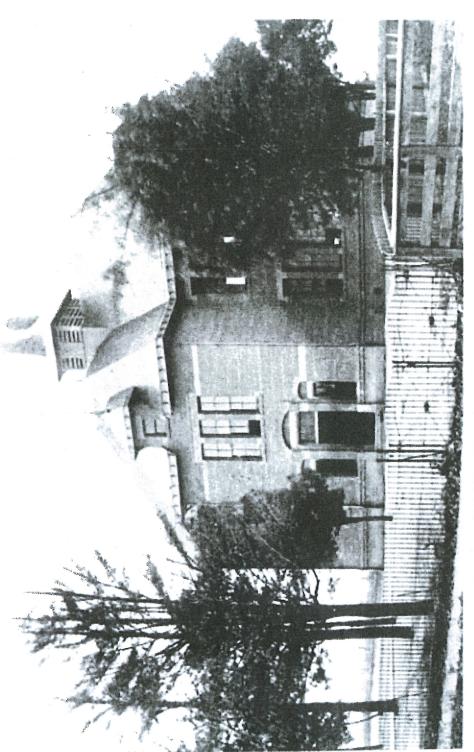
Lakewood Planning Commission

1456 Warren Road – Historic Property Request 1456 & 1470 Warren Road – Rezoning Request Lakewood Board of Education Administration Campus April 5th, 2018







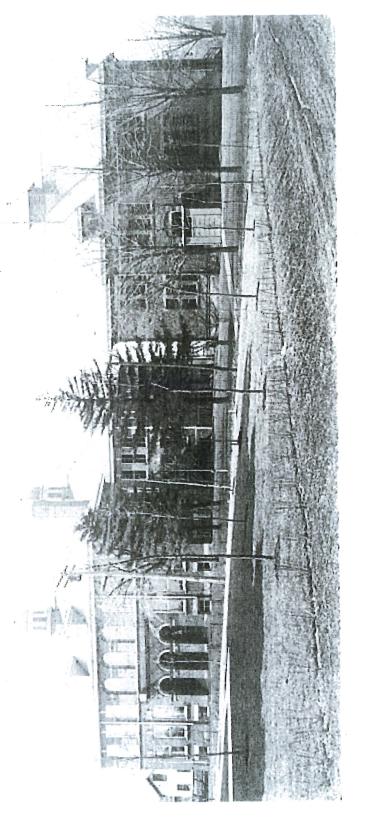


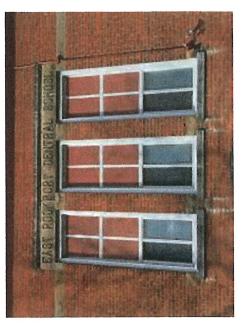
EAST ROCKPORT CENTRAL SCHOOL-BUILT IN 1879. Photo taken in 1883. In 1948, used as Board of Education Annex

FROM: The Lakewood Story, Margaret Manor Butler, 1949

SERVED AS THE MANUAL TRAINING SCHOOL
AFTER THE NEW CENTRAL SCHOOL ILATER
RENAMED GRANT SCHOOL) WAS BUILT HERT
DOOR IN 1899

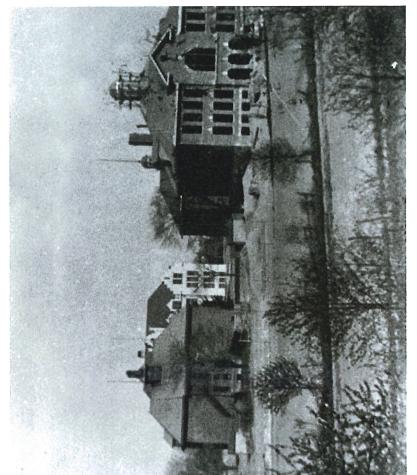










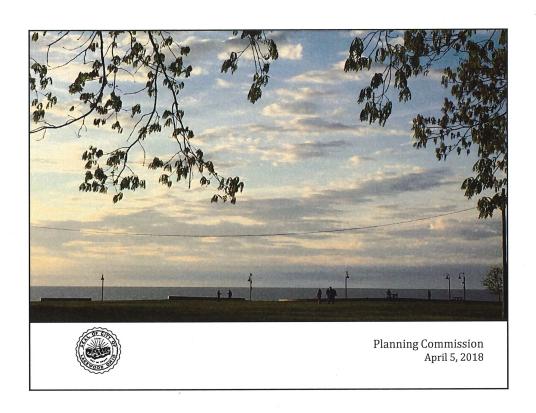


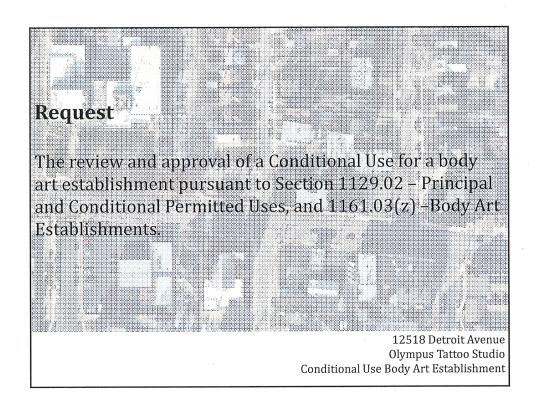






Lakewood Heritage Advisory Board	d Review Date:	Action:
Date of Planning Commission Review (Eligibility): Date of Planning Commission Review (Designation):		Action:
		Action:
Heritage Advisory Board recommer Planning Commission.	nded approval of the nomina	ation and design guidelines (if applicab
Signature of Heritage Advisory Boa	rd Chair	Date
	4	
Planning Commission approved the	e designation of the historic	property or historic district.
		property or historic district. Date
Signature of Planning Commission (Chair	
Signature of Planning Commission (Chair	Date
Planning Commission approved the Signature of Planning Commission (Notice of designation was forwards Mayor's Office City Council	Chair ed to the following:	Date —
Signature of Planning Commission (Notice of designation was forwards Mayor's Office	Chair ed to the following: Date:	Date





1161.03(z)

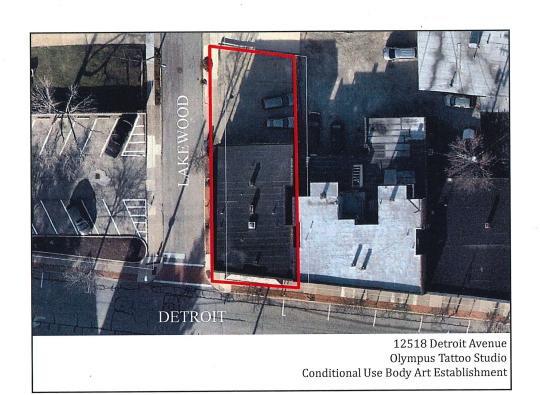
- Single-use instruments
- Owner or manager no less than 3 years of experience
- Liability insurance of at least \$1M
- No electronic signage
- Hours 8AM-9PM
- Waste handled through qualified contractor

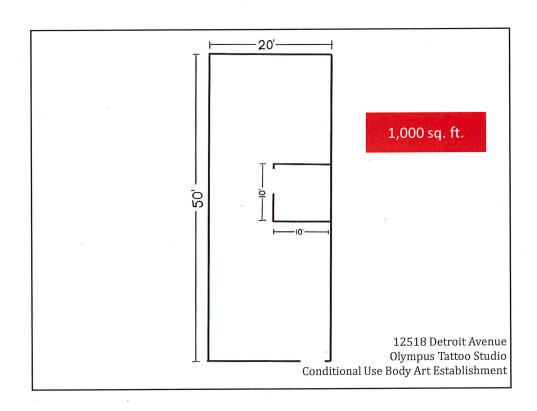
12518 Detroit Avenue Olympus Tattoo Studio Conditional Use Body Art Establishment



12518 Detroit Avenue Olympus Tattoo Studio Conditional Use Body Art Establishment



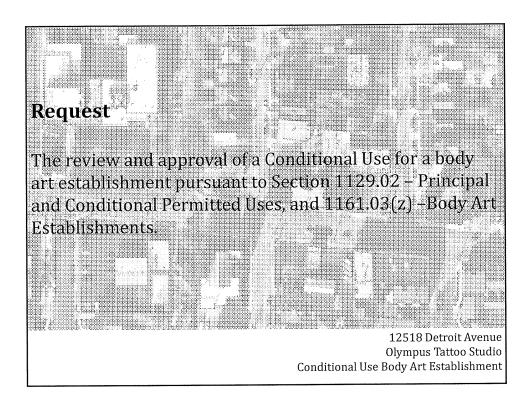


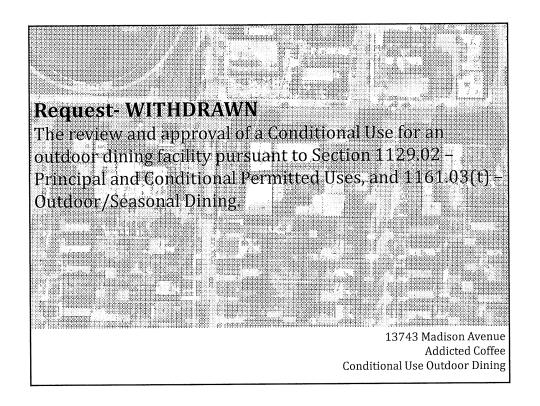












Planned Development Approval Process

- 1. Planning Commission reviews plan for preliminary approval
- 2. Architectural Board of Review begins review of site plan and elevations
- 3. Planning Commission approves final development
- 4. Architectural Board of Review approves site plan, elevations and materials
- 5. City Council approves Planned Development zoning

1375, 1379, & 1391 Fry Avenue Fry Avenue Townhomes Planned Development

Under Consideration Tonight Preliminary Plan Approval

1156.04(c)

The Commission's role shalf be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

1156.03

Prescribes 4 items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation

1156.01 PURPOSE

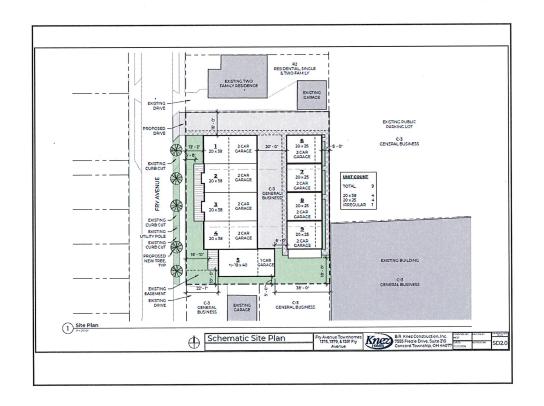
- · Promote development that is
 - Innovative;
 - Integrated with surrounding uses; and
 - * Shows sensitivity to cultural, environmental, and economic considerations
- Development which is consistent with the Community Vision including:
 - More compact development
 - Pedestrian-friendly site design
 - Urban street character
 - Energy-efficient design
 - Industry best practices
- More flexible approach to land use control and to promote a variety of housing types.
- Compact; pedestrian-scaled, neighborhoods while providing greater efficiencies in use of infrastructure.
- Advance revitalization initiatives and recognize the market demand for new residential and commercial development within compact, pedestrian friendly districts:
- Intended to work in conjunction with the proactive development of pocket parks, open spaces, and the creation of public spaces within the districts.



1375, 1379, & 1391 Fry Avenue Fry Avenue Townhomes Planned Development



1375, 1379, & 1391 Fry Avenue Fry Avenue Townhomes Planned Development







Community Vision Housing

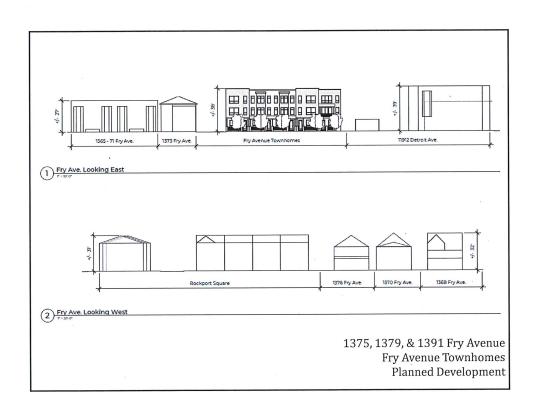
- Support a variety of housing options that meet the needs of our diverse community
- Encourage new and infill development which is complementary to the scale and character of surrounding residential uses

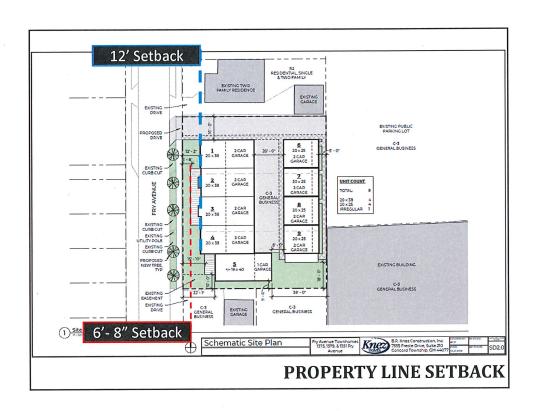
Context and Integration

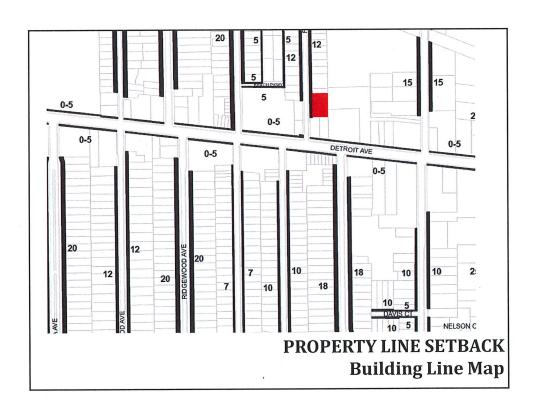
- How does the proposed density mesh with existing residential?
- How does the height of the proposed structures relate to surrounding structures?
- Are proposed setbacks inline with existing setbacks?

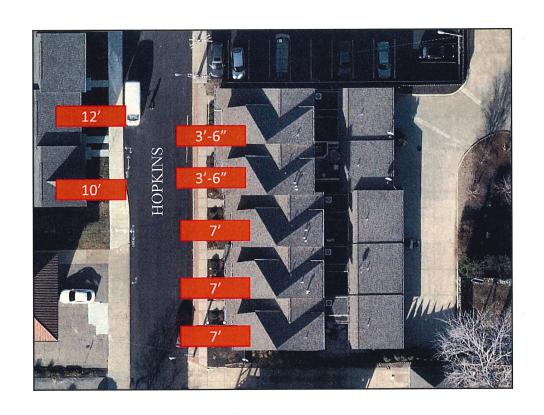




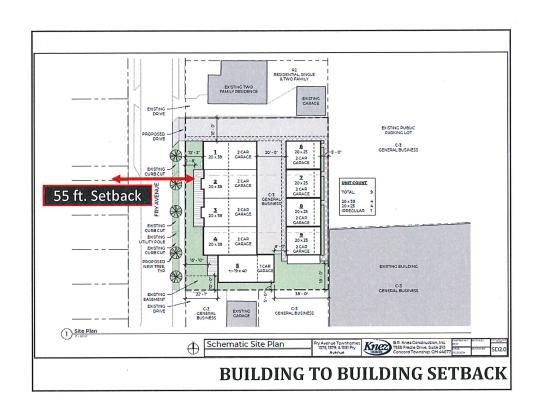


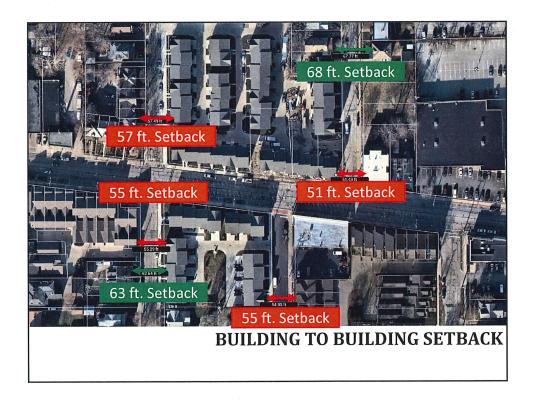


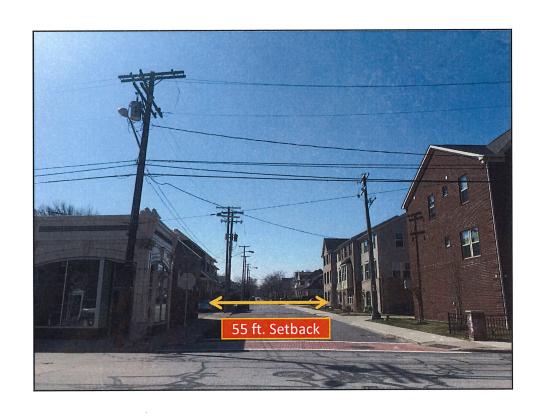


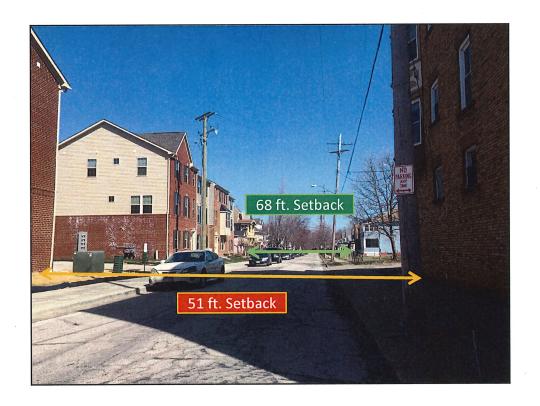








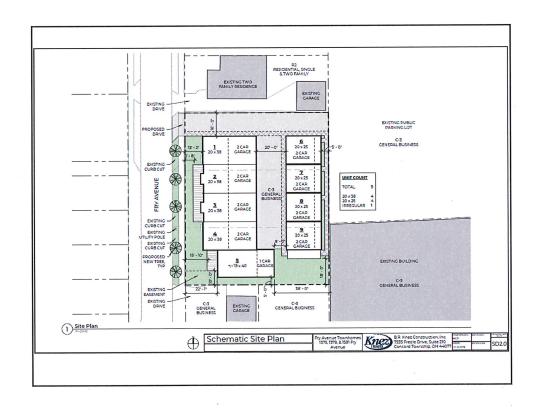




Under Consideration Tonight

- Preliminary Plan Approval (1156.03 and 1156.04)
 - Preliminary Approval is the first step to begin reviewing architecture and design.
 - o Upon approval, application is forwarded to ABR
- Final Approval will come at a future meeting.
- All modifications to Final Plan must be approved by Planning Commission: (1156.04(m)(1)(A))

1375, 1379, & 1391 Fry Avenue Fry Avenue Townhomes Planned Development



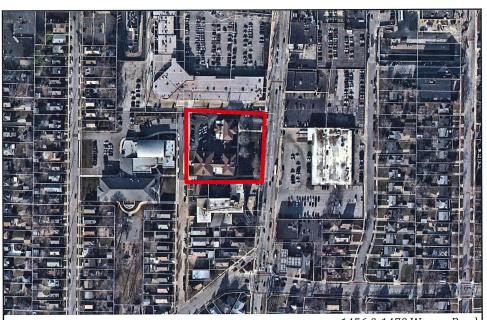
Under Consideration Tonight Preliminary Plan Approval 1156.04(c)

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156,03

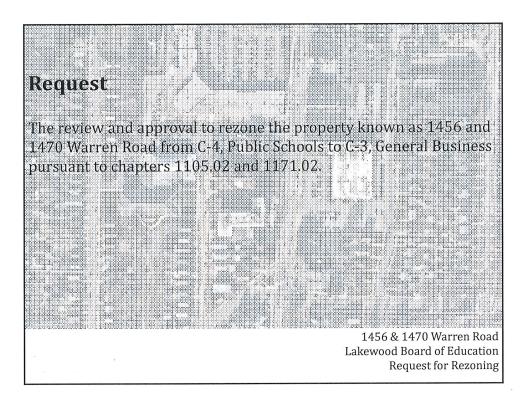
1156.03

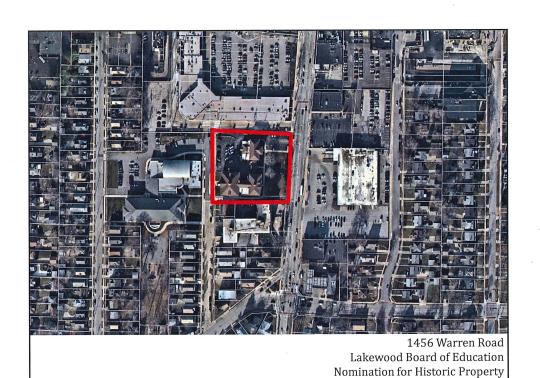
Prescribes 4 items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation

1375, 1379, & 1391 Fry Avenue Fry Avenue Townhomes Planned Development

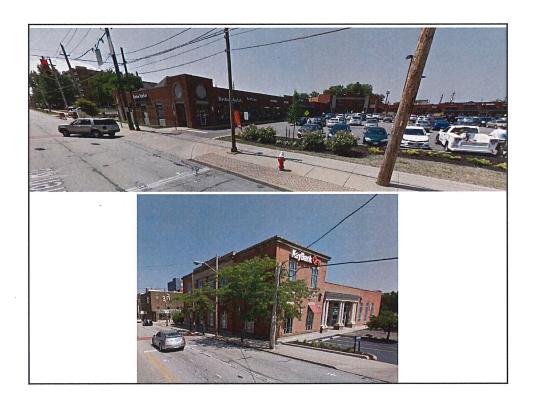


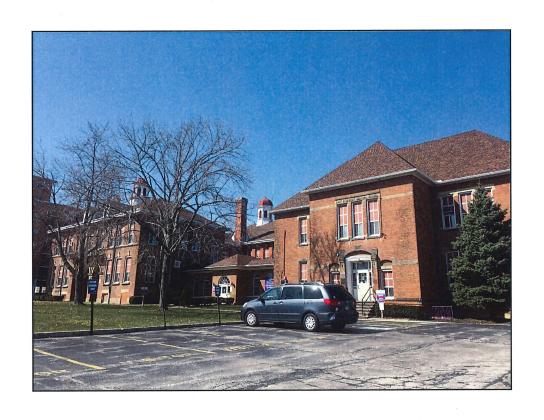
1456 & 1470 Warren Road Lakewood Board of Education

















Request The review and approval to rezone the property known as 1456 and 1470 Warren Road from C-4, Public Schools to C-3, General Business pursuant to chapters 1105.02 and 1171.02. 1456 & 1470 Warren Road Lakewood Board of Education Request for Rezoning

Request The recommendation to designate the property located at 1456 Warren Road, Lakewood Board of Education, (PP# 314-04-019) as eligible to become an historic property (HP), pursuant to Chapter 1134.03(b). The property is located in a C4 = Commercial, Public School district. 1456 Warren Road Lakewood Board of Education Nomination for Historic Property

Request

1134.03(b): Nomination of a Historic Property

In the case of an HP, if the Heritage Advisory Board does not propose a nomination, the owner of the proposed HP may directly propose to the Commission such nomination. Proposals for nomination must be on one or more standard publicly available forms promulgated by the Heritage Advisory Board. A proposal for nomination shall specify which specific site improvements are included in the proposal for nomination, and any improvements not specified shall be deemed not to have been nominated.

1456 Warren Road Lakewood Board of Education Nomination for Historic Property



1456 Warren Road Lakewood Board of Education Nomination for Historic Property



1456 Warren Road Lakewood Board of Education Nomination for Historic Property

1134.03 PROCEDURES FOR IDENTIFICATION, NOMINATION AND DESIGNATION OF AN HPD OR HP.

- (d) <u>Considerations for Nomination</u>: In considering the nomination of any area, place, building, public interior portion of a building, structure, work of art or other object in the City as an HPD or HP, the Commission shall apply the following criteria with respect to each property. One (1) or more or the following must apply:
 - The character, interest or value as part of the heritage of the City, the region, State of Ohio or the United States;
 - (2) The location as a site of a significant historic event;

We feel the East Rockport Central School Building qualifies as eligible for designation as a Historic Property under Chapter 1134.03 (d) criteria 1 and 2. Additionally, under the requirements outlined in 1134.3 subsection (f)(1), provided below, we feel the subject property also meets this test to be eligible to be designated as an HP.

- (f) Additional Considerations for an HP: In addition to meeting at least one (1) of the criteria listed in subsection (d) above, a proposed HP must also meet the following criteria in order to be designated an
 - (1) The proposed HP must have a high degree of historic integrity, without excessive loss of architectural or historic character.

1456 Warren Road Lakewood Board of Education Nomination for Historic Property

